



APPLICATION SUBMITTAL REQUIREMENTS **FOR** **SHORELINE EXEMPTION**

Under the Shoreline Management Act, certain types of “development” are exempt from the substantial development permit requirements. An exemption from these requirements means that an activity must still be carried out in compliance with the Act and the Redmond Shoreline Master Program; it is only exempt from the substantial development permit requirements. State law requires that all requests for exemptions be reviewed conservatively.

To qualify for an exemption, (WAC 173-27-040), the applicant must provide the City with written and graphic evidence of the following:

1. The project has a total cost or fair market value, whichever is greater, not exceeding \$5,000, or;
2. The project involves normal maintenance or repair of an existing, legal structure, or;
3. Construction of normal protective bulkhead compliance with the Shoreline Master Program, or;
4. The project involves emergency construction necessary to protect an existing legal residence, commercial or industrial facility, or public amenity from damage by the elements. An “emergency” is an unanticipated and imminent threat to public health and safety, which requires immediate action, within a time too short to allow compliance with Shoreline Substantial Development Permit application requirements, or;
5. Construction of a single-family residence or appurtenances on the shoreline, or;
6. Construction of a dock with a fair market value of under \$10,000, or;
7. Marking of property lines or corners when such marking does not significantly interfere with normal public use of the surface of the water, or
8. A Department of Fish and Wildlife approved habitat restoration plan (RCW 90.58.147).

A complete application for a Shoreline Exemption shall include all of the following:

- ____ 1. A complete City of Redmond Shoreline Exemption Application;
- ____ 2. A map showing the range of the project to the surrounding community, a photocopy of an appropriate, scaled city map is acceptable;
- ____ 3. Scaled drawings and cross-sections of the proposed project, showing all dimensions, as well as distances to the affected water body and adjacent properties. Plans should also include the Base Flood Elevation if the site is located within a floodplain.
- ____ 4. Photographs of the site which address the need for an exemption
- ____ 5. A completed City of Redmond General Application Form and Project Contact Form..
- ____ 6. A completed City of Redmond SEPA Checklist and SEPA application form.
- ____ 7 A completed SEPA/CAO Fee Worksheet
- ____ 8. A completed J.A.R.P.A. (Joint Aquatic Resources Permit Application) form.



**SHORELINE EXEMPTION
APPLICATION**
Department of Planning and Community Development

Applicant's Name: _____
Applicant's Address: _____
City, State, Zip: _____

Owner's Name: _____
Owner's Address: _____
Owner City, State, Zip: _____

Site Address: _____
Legal Description: _____
(attach if necessary)

Description of Proposal:

Location: ¼ Section Section Township Range _____

Name of Water Body: _____

Describe the existing conditions at the site, with any special conditions or problems noted, which address the need for a Shoreline Exemption:

Description of any other work planned in the future which is related to this project:

This project is EXEMPT because:

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